

BOLTON MASTER PLANNING COMMITTEE
Minutes of Meeting
April 4, 2005 at 7:30 P.M.

Present: Margaret Campbell, Stephen Garner, Dick Heaton, Russ Karlstad, Brad Reed, Chris Slade, Mark Sullivan, Ken Swanton, Nat Tipton (Town Planner), Todd Ford (Daylor Consulting Group), Larry Bluestone (Bluestone Planning Group).

1. Short Items

The Committee reviewed and initialed meeting minutes from 3/28/05.

2. Review of Vision and Goals

The Committee reviewed a draft vision and goals statement. Ford suggested certain changes to the vision, including removing an association between moderating taxes and providing housing diversity, and adding an economic development component in the vision. Upon further discussion, the Committee determined a draft vision:

Bolton Vision Statement for 2025

Bolton is one of the fastest growing towns in the state. The vision for our community 20 years from now is to:

- Maintain the town's increasingly unique small town character with volunteer community spirit, working farms, open spaces and historic places.
- Provide strong schools and municipal services while planning and managing the growth of our present population of 4500 residents to no more than 6500 by 2025.
- Provide diversity in housing to satisfy a range of incomes
- Manage moderate growth in taxes.
- Foster and support the strong sense of community that will provide an opportunity to bind us together.

3. Review of Town Center Proposal

Garner reviewed options for guiding the creation of the town center that have been discussed with Larry Bluestone. The four options discussed include a symbolic town center, a civic town center, a municipal town center, or a multi-use town center that combines many or all of these elements. Bluestone mentioned the importance of incorporating existing assets, including municipal facilities and recreational assets. The Committee decided providing a gathering place was one crucial element of the town center.

4. Chapter Outline for Economic Development

Sullivan presented his thoughts on the economic development chapter. He indicated the town should not consider attracting commercial development on a large scale. Other municipalities have seen their taxes increase with the addition of large-scale commercial development rather than decrease. If the town

wishes to attract economic development, it should not do so with the expectation that it will reduce the burden on tax rates. Types of economic development that should be encouraged are small scale and consistent with the town's character. Tourism is going to be an integral part of the economic development chapter.

5. Chapter Outline for Natural and Cultural Resources

Reed distributed an outline for the Natural and Cultural Resources chapter.

Future meeting schedule:

April 25	7:30pm	Review Draft Strategies (Daylor Consulting Group)
May 9	7:30pm	Review draft recommendation & prepare for next public meeting (MPC - Daylor meeting #5a) NOTE: may conflict with town voting
May 23	TBD	Recommendation & Strategy Workshop (Public Meeting #2 to be held late May)
June 6	7:30pm	Review revised recommendations (MPC - Daylor Meeting #5b)
June 20	7:30pm	Review Final Draft of Report (MPC-Daylor Meeting #6 to be held late June)
July	TBD	Present Master Plan and Recommendations (Public Meeting #3 to be held early July) Review Draft (MPC-Daylor meeting #7)
July 31 st		Deliver final plan to town